

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-14-2009 – Perez Minor Subdivision

SYNOPSIS:

Applicant: West Valley City Corporation
Proposal: Final Plat Approval
Location: 4111 South 5400 West
Zoning: R-1-8

BACKGROUND:

The West Valley City Public Works Department, is requesting preliminary and final plat approval for the Perez Minor Subdivision. The subdivision came about as a result of the proposed City sidewalk improvement project along 5400 West. As a result of street dedication, and the proximity of the existing dwelling, the City made the decision to purchase the property from Mr. Dario Perez. At the present time, an existing dwelling is located at the corner of the property, but will be demolished. The new lot created as a result of the subdivision will be owned by Mr. Perez.

Access to the subdivision will be gained from 5400 West. All public improvements will be constructed by the City as part of the improvement project. New lot owners will need to coordinate improvements with Granger Hunter Improvement District.

There is an existing irrigation ditch running along the south boundary of lot 2. The City will install an irrigation box as well as piping along the south property line of lot 2 as part of the improvement project. This matter will be more thoroughly addressed as the improvement project moves along.

As mentioned previously, the City will be demolishing the existing dwelling. All provisions for this action will be coordinated between Public Works and the Building Division. The new home placement on this lot will comply with existing City setbacks and building standards.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager